

INDUSTRIAL BUILDING FOR SALE OR LEASE

1024 GATEWOOD AVENUE GREENSBORO, NC 27405



ASKING PRICE: \$1,700,000 / \$5 NNN

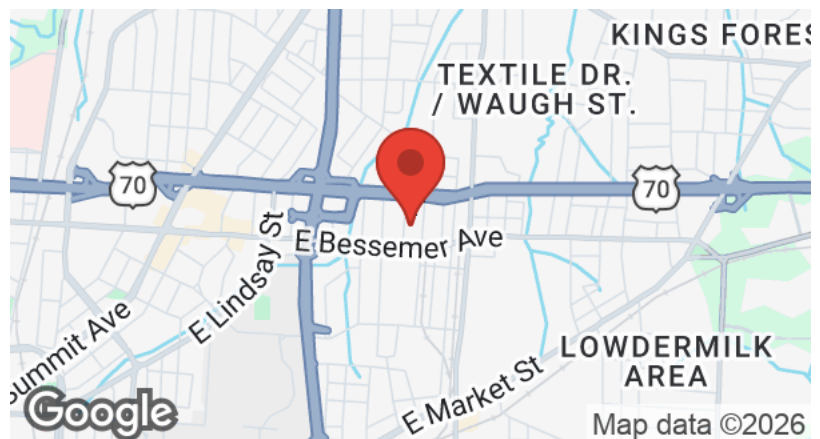


Highlights

BUILDING SIZE:	29968+/- SF
OFFICE	2000 +/- SF
LOT SIZE:	0.94
PARKING:	11 Spaces
DOCK-HIGH	3 (8' X 8')
DRIVE IN/GRADE LEVEL:	1 (8' X 8')
CLEAR CEILING	10'-12' Throughout
ZONING:	LI
EFFECTIVE YEAR	1991

Property Description

- This 29,968 SF industrial building sits on approximately 0.94 acres and is well equipped for a variety of operational needs.
- The building features three dock-high doors, each measuring 8' X 8', allowing for efficient loading and logistics. Additionally, the property includes one drive-in grade level for easy access. Heated and cooled office space, and heated main warehouse



V/STOL COMMERCIAL REAL ESTATE

2517 Duck Club Rd
Greensboro, NC 27410



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PHOTOS

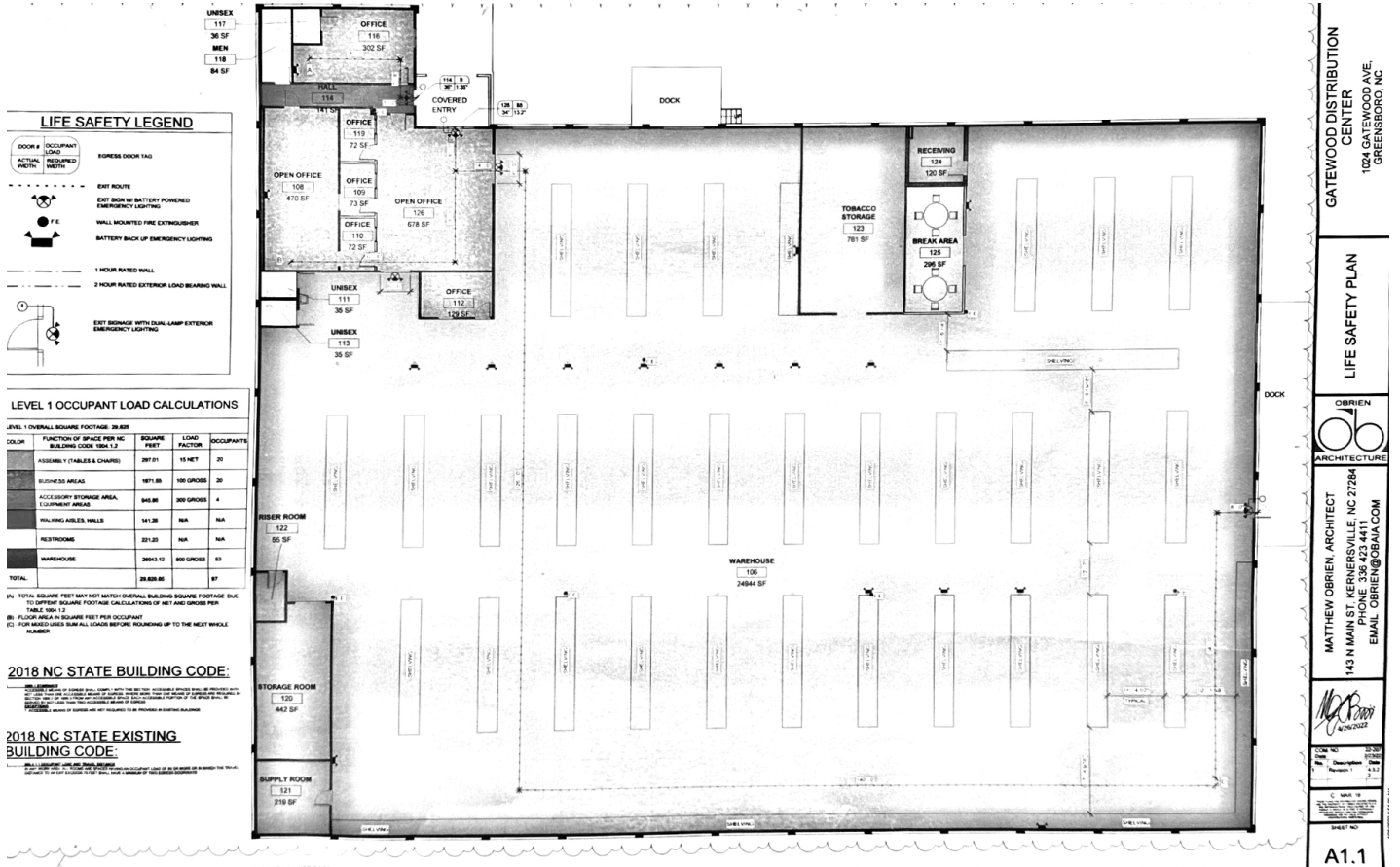
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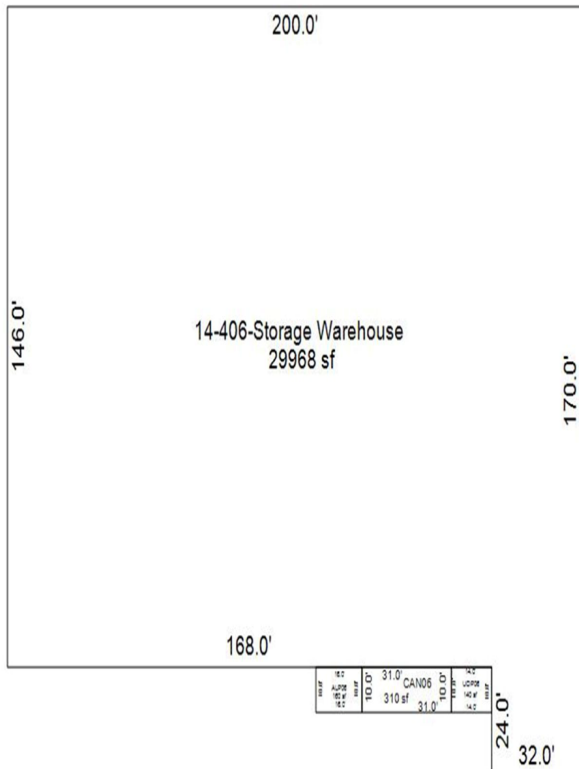
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Building Sketch

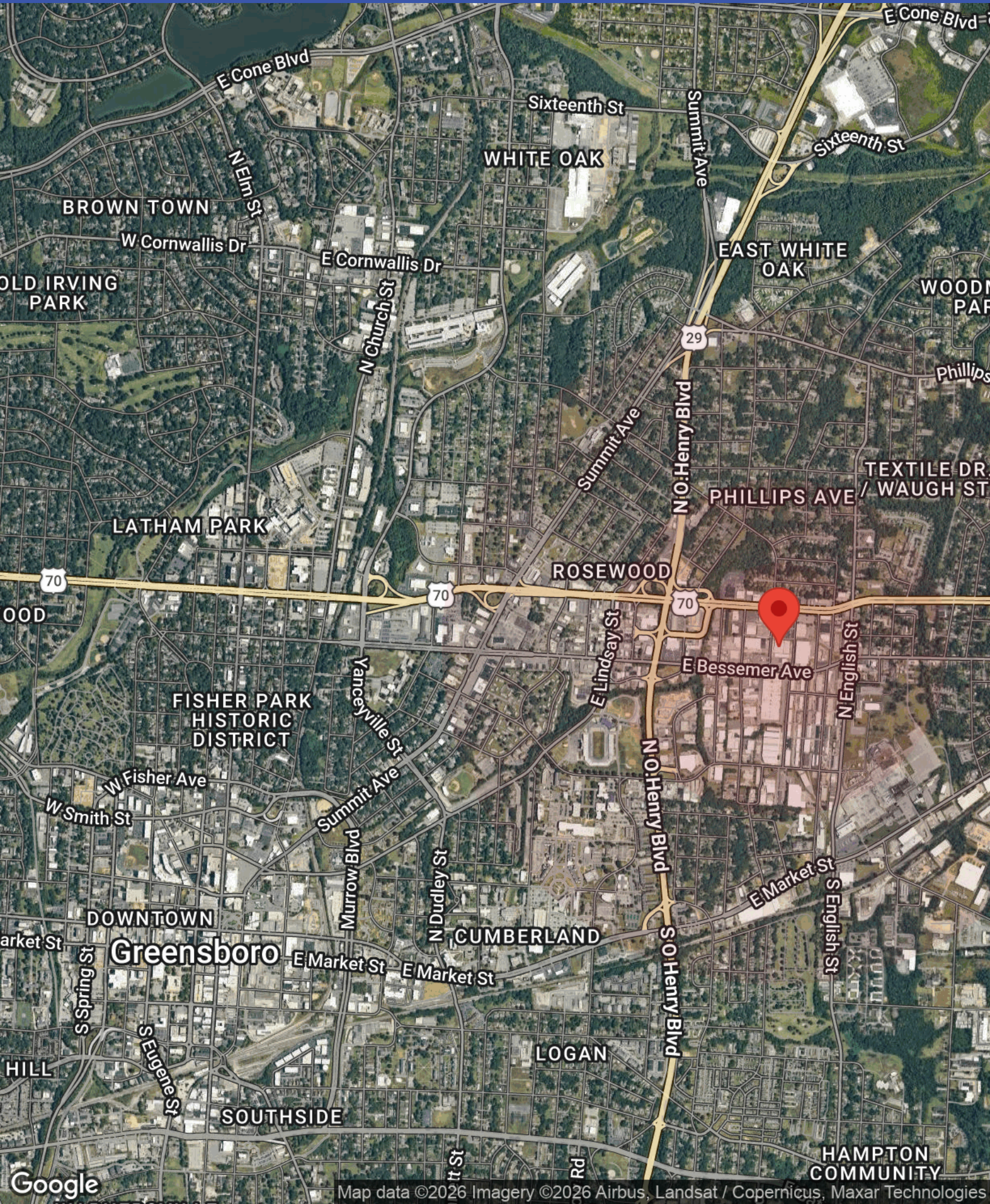


Photograph



AERIAL MAP

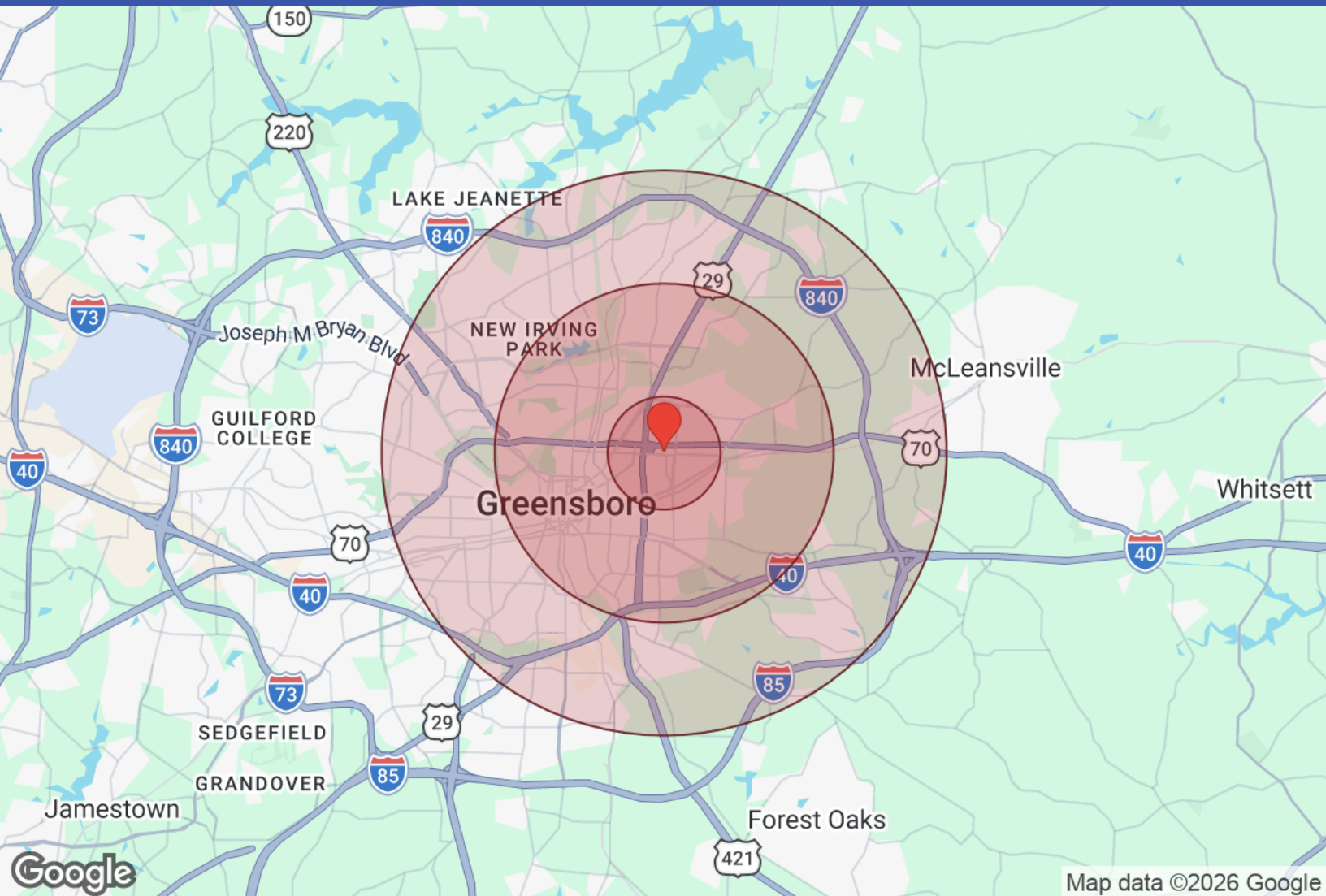
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DEMOGRAPHICS

Gatewood Ave

1024 Gatewood Avenue | Greensboro, NC 27405



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,410	41,029	87,754
Female	4,780	34,029	79,332
Total Population	11,190	75,058	167,085

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,510	19,170	56,876
Black	7,531	43,496	82,189
Am In/AK Nat	22	158	368
Hawaiian	3	15	33
Hispanic	1,342	6,890	15,906
Asian	524	3,378	7,218
Multiracial	229	1,764	4,144
Other	29	188	368

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,099	31,405	71,126
Occupied	3,676	28,353	65,155
Owner Occupied	1,084	10,790	30,675
Renter Occupied	2,592	17,563	34,480
Vacant	422	3,051	5,971

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,057	12,720	28,553
Ages 15 - 24	3,229	18,645	36,047
Ages 25 - 54	3,798	26,699	61,983
Ages 55 - 64	1,066	7,846	17,805
Ages 65+	1,039	9,146	22,696

Income	1 Mile	3 Miles	5 Miles
Median	\$37,298	\$50,758	\$59,736
Under \$15k	592	5,126	8,224
\$15k - \$25k	616	2,789	5,364
\$25k - \$35k	561	2,739	5,311
\$35k - \$50k	438	3,332	8,416
\$50k - \$75k	523	5,123	12,125
\$75k - \$100k	342	2,931	7,992
\$100k - \$150k	381	2,978	8,537
\$150k - \$200k	145	1,458	4,002
Over \$200k	76	1,876	5,184



Rani Hussami, CCIM

Principal, Broker

License: NC 234092

Rani Hussami, a Certified Commercial Investment Member (CCIM) Designee, provides investment services to commercial real estate investors by advising on acquisitions, dispositions, and portfolio management tailored to each client. With over 20 years of experience in commercial real estate, Rani brings his depth of knowledge to all commercial real estate brokerage areas with a focus on investments; retail, and multi-family. Rani was a fighter pilot in the RJAF, so he knows the importance of precision, efficiency, and effectiveness. He brings these qualities to the table for every project. With his wealth of connections in the area, Rani understands the Triad market and how to provide success for each client and their goals.

Prior to V/STOL Commercial Real Estate, Rani was a commercial broker at Marcus & Millichap in south Florida. He also worked at NAI Piedmont Triad, a commercial brokerage firm in Greensboro, North Carolina, for 10 years.



Chelsea Reynolds, MBA

Broker

License: NC 288593

Chelsea Reynolds brings to V/STOL a diverse background in commercial real estate, including management and litigation. As a graduate of Duke University and UNC-Chapel Hill and with an MBA from Quantica School of Business and Technology, Chelsea is locally connected and focused on providing exceptional service. Licensed with the North Carolina Real Estate Commission, Chelsea plays an integral role in the firm's dispositions and acquisitions. She is a member of the National Association of Realtors and a Greensboro Landlord Association board member.